

Lake County Department of Growth Management

Planning and Community Design Division



Voice: (352) 343-9739, extension 5574 Fax: (352) 343-9595
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DEVELOPMENT REVIEW

To: Jennifer Myers, Development Review Supervisor
Through: Alfredo Massa, Chief Planner
From: Stacy Allen, Senior Planner
Re: Lake Garden Center – Complete Garden Center Presubmittal Comments
Date: June 25, 2007 **DRS MEETING DATE:** July 12, 2007

TYPE OF DEVELOPMENT:

☐ Residential Subdivision ☐ Multi-Family Site Plan ☒ Commercial Site Plan ☐ Industrial Site Plan
☐ Other (specify):

Proposed Use of Property: Complete Garden Center.

ZONING AND LAND USE:

The property consists of 2.22 acres and is located on US 27 about 1/3 mile south of SR 19. The property is located within the Urban Future Land Use Category (FLUC) and zoned Neighborhood Commercial (C-1). The C-1 Zoning District is allowed in the Urban FLUC and the use of a "complete garden center" (general retail) is allowed in the C-1 Zoning District. The property is currently vacant and surrounded by commercial zoning districts.

The site meets commercial location criteria for a Community Activity Center being that it is located along an arterial at an appropriate distance from the intersection with SR 19.

WILL REQUIRE REZONING: Yes ☐ No ☒ TO WHAT ZONING? N/A

WILL REQUIRE F.L.U.M. AMENDMENT: Yes ☐ No ☒

DEVELOPMENT REVIEW COMMENTS
(Items/Issues to be referenced as applicable)

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received?

No outside agency approvals have been received at this time. A St. Johns River Water Management District Stormwater Permit will be required.

Is an Environmental Assessment required; environmental concerns (wetlands, wildlife habitat, etc.) addressed?

No preliminary environmental assessment was submitted with this application. A preliminary environmental assessment is required to be submitted with the site plan application. It will remain current for six (6) months from the date it was conducted. The environmental assessment shall address soils, uplands, wetlands, flora and fauna of the property.

If there are any wetlands on the site, there is a 25-foot upland buffer landward of the jurisdictional wetland boundary (JWB) where no land disturbance can occur. The building setback is 50 feet from the JWB.

Floodplain info provided?

No flood plain information was submitted with the application. Elevations and flood zone designations will be required on the site plan for review.

Is a site plan required?

The site plan shall meet all applicable requirements of LDR 14.09.00.

Landscape and other buffers provided?

No landscape plan was provided for review / comments. A landscape plan meeting the requirements of LDR 9.01.00 will be required. The landscape plan shall be prepared by a landscape architect registered in the State of Florida.

A Type "B" landscape buffer is required on the sides and rear of the property. A Type B buffer is 15 feet in width and consists of 4 canopy trees, 3 ornamental trees (optional), and a single row of shrubs per 100 lineal feet.

A Type "C" landscape buffer is required along US 27. A Type C buffer is 20 feet in width and consists of 6 canopy trees, 5 ornamental trees (mandatory), and a double row of shrubs per 100 lineal feet.

Parking (including for bicycles), loading and waste disposal?

A parking plan will be required as part of the site plan. Vehicular parking will be required at the rate of 1 space per 200 square feet of gross leasable area of the building(s). Bicycle parking will be required at a ratio of .10 bicycle spaces per required motor vehicle spaces. The proposed parking shall include ADA handicap space(s) according to building code.

Access Management and ROWs correct?

Show visibility triangle on site plan according to LDR Section 3.02.05 (H).
Public Works will provide additional comments.

Water/sewer plans?

The site is located within the City of Groveland utility service area. Central water is available. If central sewer is within 1,000 feet of the site, the property shall connect to central sewer. The County will require either a signed and approved utility service agreement or a letter of non-availability from the City of Groveland prior to site plan approval.

Setbacks shown/correct?

Setbacks shall be 50 feet from all rights-of-way and right-of-way easements, other boundaries, sides and/or rear will be at least the width of the required landscape buffer as stated above.

Open space shown/correct?

The maximum Impervious Surface Ratio (ISR) for the C-1 Zoning District is 0.70 or 70%; the maximum Floor Area Ratio (FAR) is 0.50 or 50%; the maximum building height is 50 feet.

Allen, Stacy

From: Lynch, Seth
Sent: Thursday, May 03, 2007 1:26 PM
To: Allen, Stacy
Cc: Lynch, Seth
Subject: Lake Garden Center

The presubmittal for Lake garden Center – Complete Garden Center is found to be sufficient.

Seth Lynch
Development Review
Lake County Public Works Department
Engineering Division
437 Ardice Avenue
Eustis, FL 32726
(352) 483 - 9052

5/3/2007

Memo

To: Stacey Allen, Senior Planner
From: Brian Hawthorne, Fire Inspector
Date: 5/9/2007
Re: Fire Comments, Lake Garden Center

Pre-submittal review is an informal, cursory review of the limited preliminary information provided. During the formal review process, additional items requiring correction may be noted.

Application is Sufficient for Review.

Staff Comments:

Provide needed fire flow calculations for the building. Needed fire flow shall be determined using Lake County Minimum Fire Flow Requirements. Hydrants shall be provided based on minimum fire flow calculations. A hydrant shall be provided for each 1000 gpm required and each portion of 1000 GPM required. All required hydrants shall be located within 500' of all portions of the building as a fire truck would lay hose by approved fire lanes.

The maximum credited flow from any given hydrant is one thousand (1,000) gpm and must have a minimum of twenty (20) psi residual. If flow requirements exceed one thousand (1,000) gpm, then additional hydrants will be required.

Locations and numbers of hydrants will be required based on needed fire flow calculations.

Underground mains supplying Fire Protection Systems, including fire sprinkler systems and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the plans.

Distance from or spacing of fire hydrants shall be a maximum of five hundred (500) feet from the furthest point of any Structure as the Fire Department would lay hose or as otherwise specified by the Fire Department to meet determined water flow requirements for fire protection and/or increase fire protection effectiveness. Fire hydrants shall be connected to water mains of six-inch minimum size which are of satisfactory loop design in low density residential subdivisions and a minimum of eight-inch mains in all other areas. Connection to dead end stubs are acceptable, provided that said stubbed water main is not less than eight (8) inches and will provide acceptable flow.

Hydrant placement is to be a minimum of six-foot and a maximum of nine-foot from the curb or paved road surface unless otherwise approved. The center of the steamer port shall be eighteen (18) inches minimum and twenty-four (24) inches maximum above final Grade. Steamer port shall be correctly positioned for the proper connection. Hydrants shall have 7 1/2 ' clearance to each side and 4' clearance from the back.

Fire hydrant marker is a blue device visible during daylight and reflective at night, which is to be approved as permanently installed on the Road surface. All fire hydrants Shall be required to have fire hydrant marker(s) installed. Hydrant markers are to be installed by the Developer, owner, or contractor.

TABLE INSET:

Class AA	Rated capacity of 1500 gpm or greater
Class A	Rated capacity of 1000-1499 gpm
Class B	Rated capacity of 500-999 gpm
Class C	Rated capacity of less than 500 gpm

All barrels are to be red. The tops and nozzle caps will be painted with the following capacity indicating color scheme to provide simplicity and consistency with colors used in signal work for safety, danger, and intermediate condition:

TABLE INSET:

Class AA	Light Blue
Class A	Green
Class B	Orange
Class C	Red

Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2004 Edition.

Provide Approved Fire Department Access road in accordance with FFPC 1, 18.2.2. Fire Department access roads shall have an unobstructed width of 20' and an unobstructed vertical clearance of 13' 6". Fire Department Access road shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

The angle of approach and departure for any means of fire department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ.

Fire department access roads shall be provided such that any portion of the facility, or any portion of an exterior wall of the first story of the building is located not more than 150' from fire department access roads as measured by an approved route around Building.

Brian Hawthorne, Fire Inspector
Department of Growth Management
Division of Building Services
Fifth Floor of Administration Building (Round building)
315 W. Main Street
Tavares, Florida 32778

Phone: (352) 343-9653 extension 5788

Cell: (352) 636-5574
Fax: (352) 343-9661
Email: bhawthorne@co.lake.fl.us



Date: May 23, 2007

To: Stacy Allen

From: Marcelo J. Blanco, Environmental Specialist II

Subject: Presubmittal Memo for "Lake Garden Center"

Section/Township/Range: 22-21-25

JPA: Groveland

Comments: Project is to be served by central water from the City of Groveland. Sewer non-availability letter will be required at time of preliminary & site plan submittal. If obtained, septic system permitting will be through DOH and will be dependant on the soils encountered at the proposed location and the proposed use stated on the DOH application. Maintain surface water and wetlands setbacks per 64E-6 FAC and Lake County LDRs.

P.O. Box 7800
Tavares, FL 32778
Phone: 352-343-9739, ext. 5840
Fax: 352-343-9816
E-mail: rmartin@co.lake.fl.us

Note: Please remember to reference the project and application request number on all documents when submitting to Development Review.

Please note: Florida has a very broad public records law. Most written communication to or from government officials regarding government/public business is public record available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Teresa Greenham [mailto:teresa.greenham@groveland-fl.gov]
Sent: Monday, April 30, 2007 11:46 AM
To: Martin, Rosemary
Cc: michael.wheeler@groveland-fl.gov; NICKY DIRENZO
Subject: Lake Garden Center

Rosemary

This site is adjacent to the City Boundary and will be required to connect to City Water and Sewer. We will not provide these services unless they annex into the City. Please advise the applicant that they should continue this process through the city rather than Lake County.

Thank you

Teresa Greenham
Community Development Director
City of Groveland
156 S. Lake Ave
Groveland, FL 34737
352 429 2141, Ext. 225

5/2/2007